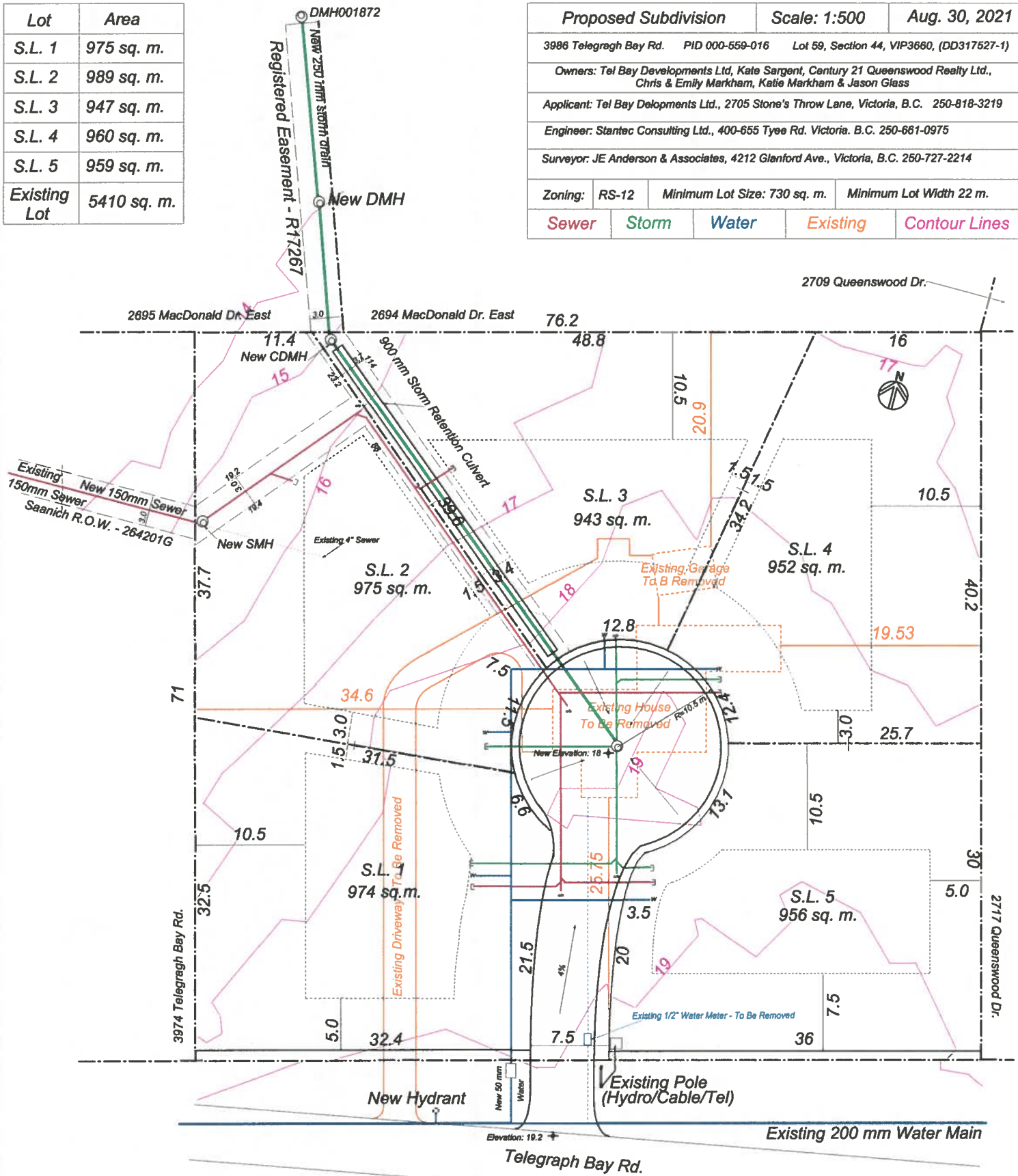


| Lot | Area |
|--------------|-------------|
| S.L. 1 | 975 sq. m. |
| S.L. 2 | 989 sq. m. |
| S.L. 3 | 947 sq. m. |
| S.L. 4 | 960 sq. m. |
| S.L. 5 | 959 sq. m. |
| Existing Lot | 5410 sq. m. |

| Proposed Subdivision | | Scale: 1:500 | Aug. 30, 2021 |
|---|-------|------------------------------|-------------------------|
| 3986 Telegraph Bay Rd. PID 000-559-016 Lot 59, Section 44, VIP3660, (DD317527-1) | | | |
| Owners: Tel Bay Developments Ltd, Kate Sargent, Century 21 Queenswood Realty Ltd., Chris & Emily Markham, Katie Markham & Jason Glass | | | |
| Applicant: Tel Bay Developments Ltd., 2705 Stone's Throw Lane, Victoria, B.C. 250-818-3219 | | | |
| Engineer: Stantec Consulting Ltd., 400-655 Tyee Rd. Victoria. B.C. 250-661-0975 | | | |
| Surveyor: JE Anderson & Associates, 4212 Glenford Ave., Victoria, B.C. 250-727-2214 | | | |
| Zoning: | RS-12 | Minimum Lot Size: 730 sq. m. | Minimum Lot Width 22 m. |
| Sewer | Storm | Water | Existing Contour Lines |



Notes:

- To retain rural character, Municipal Curb, Gutter & Sidewalk to be omitted, boulevard to remain in it's natural state.
In Lieu Municipal Charges to be applied
- Permeable Roadway Surfaces to be used to maintain onsite rainwater.
- Easement R17267: The newly subdivided lots would have legal right to use the easement, see attached letter.
The newly formed Strata Corporation would operate & maintain the proposed storm drain as a single entity, to be enshrined in the bylaws of the Strata Corp.
- Strata Lots 1 & 5 will be restricted to vehicular access from new roadway only.
- To allow for new protected trees:
Strata Lots 1 & 5 will restrict minimum side lot setback to 5 m. as shown.

